



Energy Statement for 25 Hall Road, Great Hale, Lincolnshire, NG34 9LJ

In April 2023 a new Local Plan was adopted for Central Lincolnshire and can be viewed and downloaded at www.central-lincs.org.uk. This plan includes a number of new policies including in relation to climate change and biodiversity net gain amongst others. The plan has introduced a new requirement for developments to be energy efficient in policies **S6** and **S13** and for this to be demonstrated through an Energy Statement. In order for an application to be considered in full against these policies a supporting Energy Statement which clearly demonstrates the measures taken throughout the design process to meet the standards in the policies below.

Policy S6: Design Principles for Efficient Buildings:

When formulating development proposals, the following design expectations should be considered and in the following order:

1. Orientation of buildings – such as positioning buildings to maximise opportunities for solar gain, and minimise winter cold wind heat loss;
2. Form of buildings – creating buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions because of their shape and design;
3. Fabric of buildings – using materials and building techniques that reduce heat and energy needs. Ideally, this could also consider using materials with a lower embodied carbon content and/or high practical recyclable content;
4. Heat supply – net zero carbon content of heat supply (for example, this means no connection to the gas network or use of oil or bottled gas);
5. Renewable energy generated – generating enough energy from renewable sources onsite (and preferably on plot) to meet reasonable estimates of all regulated and unregulated total annual energy demand across the year. Energy statements, as required by Policies S7 and S8, must set out the approach to meeting each of the above principles.

Policy S13: Reducing Energy Consumption in Existing Buildings:

For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).

Proposals which do consider and take such viable opportunities will, in principle and subject to other material considerations, be supported. In particular, residential properties which, following an extension or conversion, will achieve an improved EPC rating overall will, in principle, be supported. To gain this in principle support, a pre-development EPC should be provided as part of the application, together with evidence as to how a completed development EPC is likely to be rated.

In relation to Policy S6 there are limited options in terms of orientation due to the site constraints and limitations and the fact that this is an extension to an existing dwelling. However, all the new walls, floor, roof & glazing will meet the latest Limiting U values for fabric elements in existing dwellings from the latest Part L volume 1 document (as listed below).

Roof construction - 0.15 w/m²

wall construction - 0.18w/m²

floor construction - 0.18w/m²

windows and doors – 1.4w/m²

The U values above all help to improve the fabric of the new extension, Policy S13 is met with the U values above. There are limited opportunities in terms of improving the existing fabric elements however, it is worth noting that a number of existing external walls will now act as an internal wall and so that area of the build will have an improved thermal efficiency as the existing walls will not be to the current standards. The new extension utilises glazing to bring in an abundance of natural light. Carefully situated roof lights, roof lanterns, feature glazing and bi-fold doors allow the property to achieve an improved solar gain throughout the day and will help heat the property in the colder months.

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that the proposed development can be sufficiently justified. It is therefore respectfully considered that the proposed development should be approved.